



# Newport Beach Civic Center Significant Changes Over Time

Newport Beach City Council

Tuesday, August 11, 2009

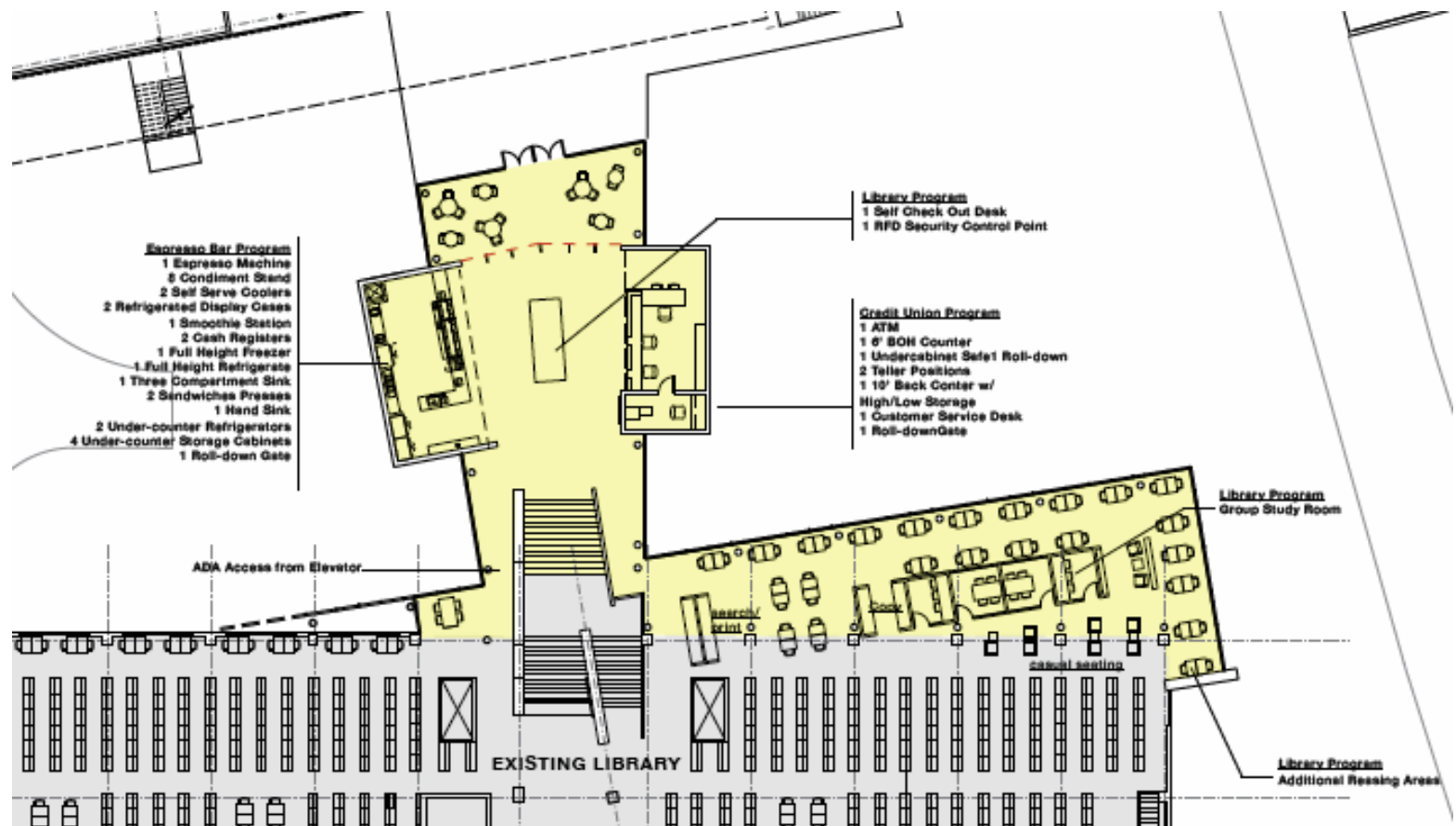
# Civic Center – Significant Changes

- Library Addition
  - Not described in the Design Competition
  - At Concept Phase, BCJ proposed about 17,200 SF over two floors – included:
    - 2<sup>nd</sup> Entryway/Foyer to Civic Green
    - Credit Union space (about 600 SF)
    - “Grab and Go” Coffee Spot (about 600 SF)
  - At Schematic Phase, reduced by about 2,000 SF.
  - Currently = 15,200 SF

# Library Addition – 1<sup>st</sup> Floor



# Library Addition – 2<sup>nd</sup> Floor



# Civic Center – Significant Changes

- City Office Building
  - City Hall today has:
    - 235 employee workstations:
      - 212 full-time position workstations and
      - 23 part-time position workstations.
    - 12 conference rooms
  - Design Competition suggested “72-79,000 SF”
    - Reflected 2002 Needs Assessment with “adjustments”:
      - “270 employee (workstations) at 200-250 SF/Employee not including public spaces.”
      - “An open floor plan concept with maximum flexibility for future needs”
    - Needs Assessment included:
      - Community Room (seating 150)
      - Council Chambers (seating 150)
    - Said a “one-stop shop” was desirable.

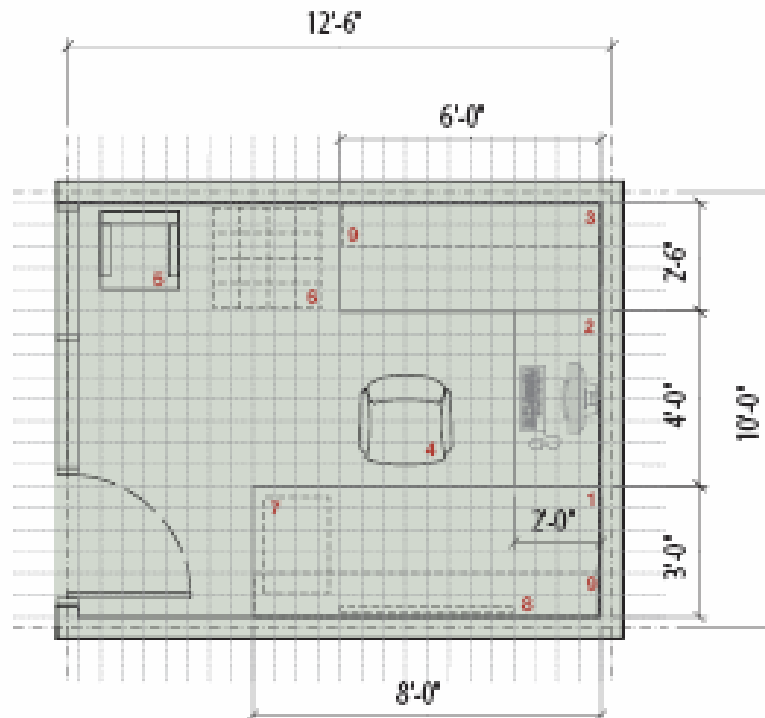
# Civic Center – Significant Changes

- City Office Building (continued)
  - At Concept Phase, BCJ proposed about 98,500 SF, including:
    - One-stop shop
    - 150-seat Council Chambers
    - 150-seat Community Room
    - Open floor layout, allowing maximum flexibility.  
Includes:
      - Extensive circulation between bays, between stories
      - All mechanical rooms inside to stay below View Plane, focus on the wave-style roof.

# Civic Center – Significant Changes

- City Office Building (continued)
  - During Schematic Phase, Building Committee directed a reduction of about 2,900 SF by:
    - Reducing Office Size so that of the 75 offices:
      - Most offices standardize at 10' by 12' (55)
      - Department Director offices are at 12' by 15' (18)
      - City Manager, City Attorney offices are at 15' by 18' (2)
    - Fewer workstations, some smaller (159)
    - Reducing some circulation (narrowing the building's width)
    - Eliminating Conference Rooms along Avocado (900 SF).
      - Leaves 20 conference rooms (including 4 small for HR)
  - Result = 87,990 SF, not including:
    - 4,400 SF Council Chambers
    - 3,410 SF Community Room
    - When above are included, SF = about **95,600**

# Standard 10' by 12' Office (54)

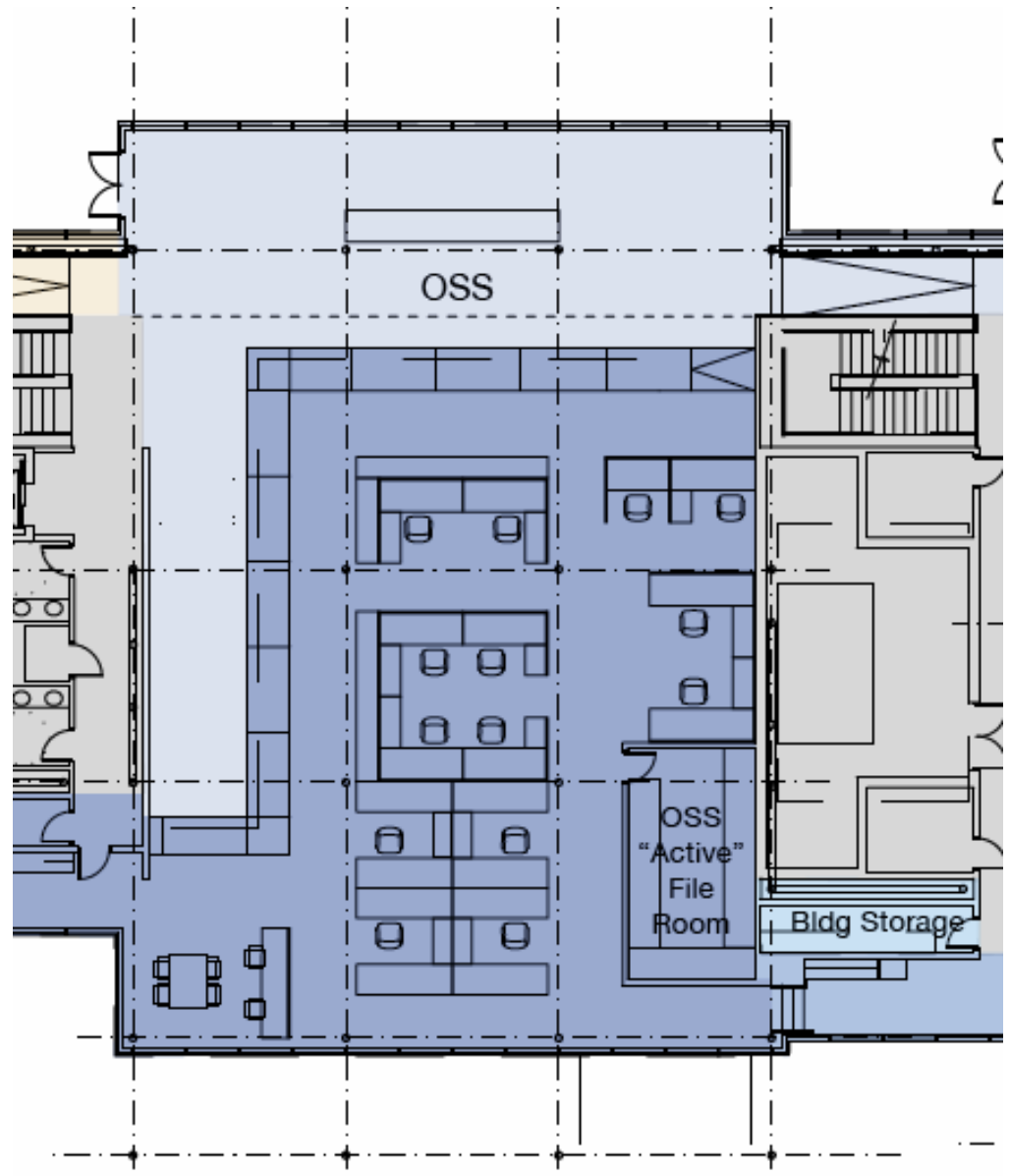


PO-2: Manager's Office (Engineering, Planning, Building)

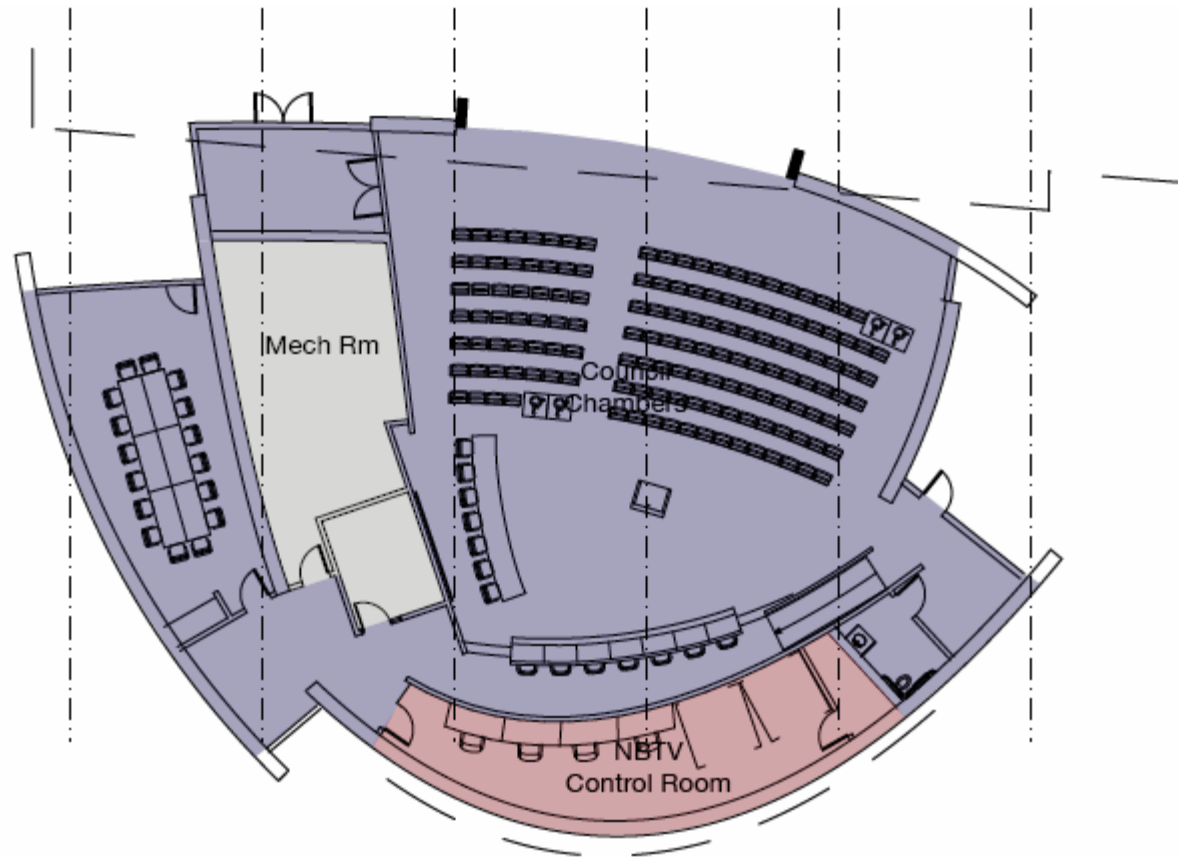
- 1 36" x 96" Desk
- 2 24" x 48" Return
- 3 36" x 72" Desk



# One-Stop Shop



# Council Chambers



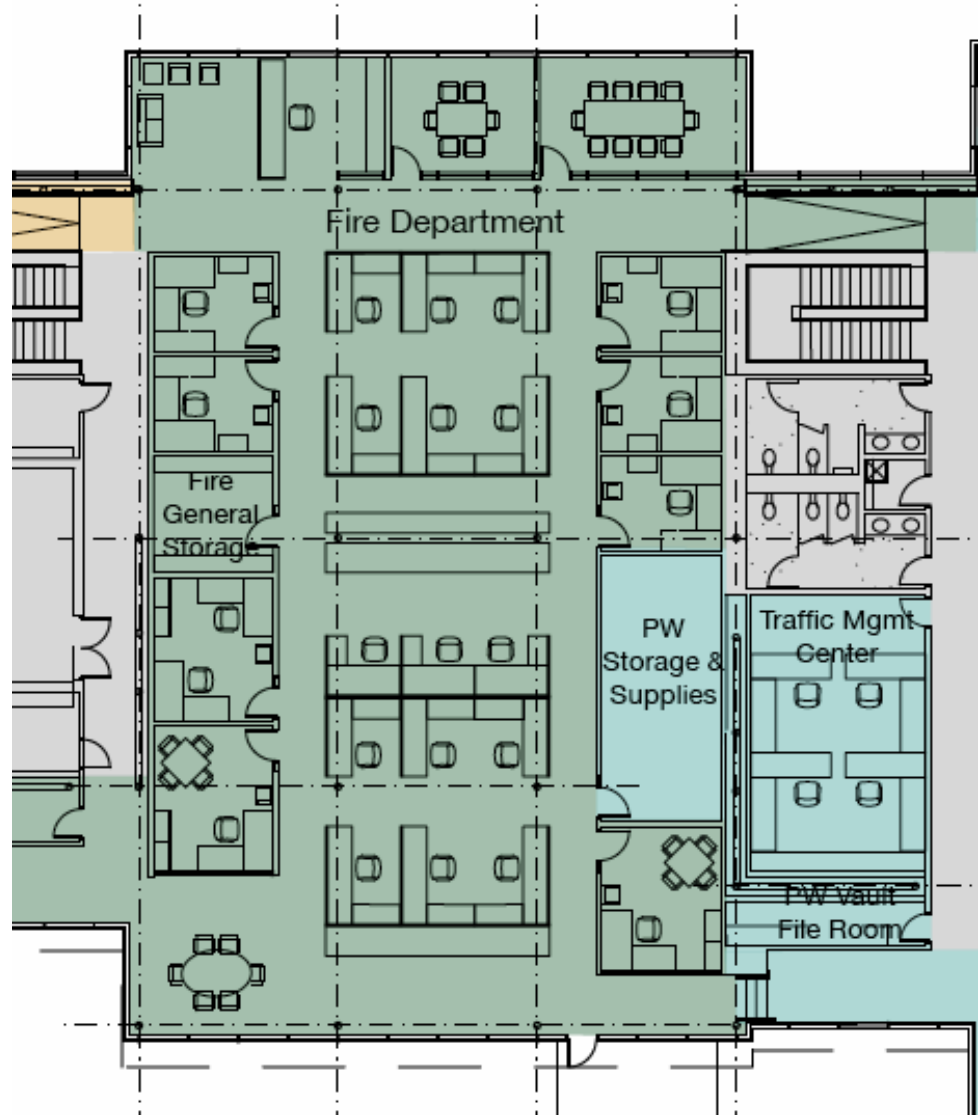
# Concept Phase



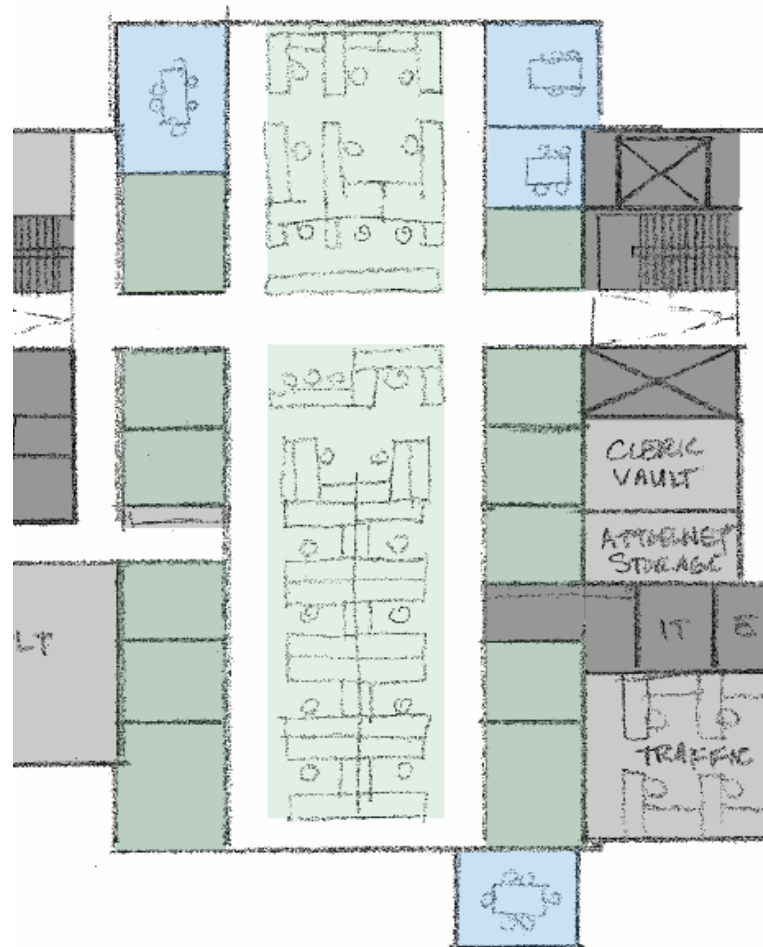
The floor plan of the 10th floor is divided into several distinct areas. On the left side, there is a large conference room with a long table and chairs. Adjacent to it are several smaller offices, each with a desk and chair. The central part of the floor is occupied by a large open area, likely a common workspace or a large office. On the right side, there are more offices and a conference room. The plan also shows a central corridor and various service areas.

TYPICAL BAY

# Typical Bay Layout



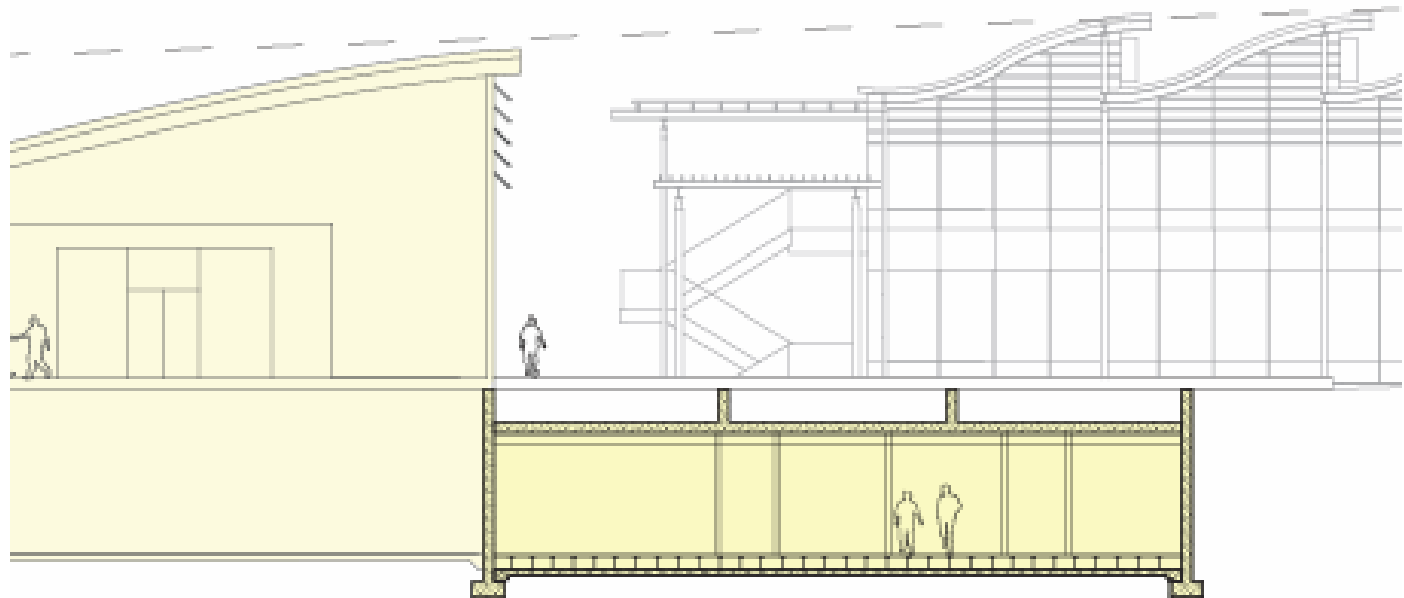
# Alternative Layout



# Civic Center – Significant Changes

- Dedicated EOC
  - Today's EOC is at NB PD in the Auditorium
    - 1,148 SF Main EOC Room
    - Uses NBPD Conference Rooms
  - Dedicated EOC not described in the Design Competition nor envisioned in Concept Phase.
  - Is in Schematic as a 4,882 SF Self-Contained EOC:
    - 1,965 SF Main EOC Room (permanently set-up);
    - Breakout Conference Rooms (about 562 SF); and
    - Separate Restrooms-Mech – Fire – Water – AV (1,744 SF).

# Dedicated EOC



Section A



# Dedicated EOC

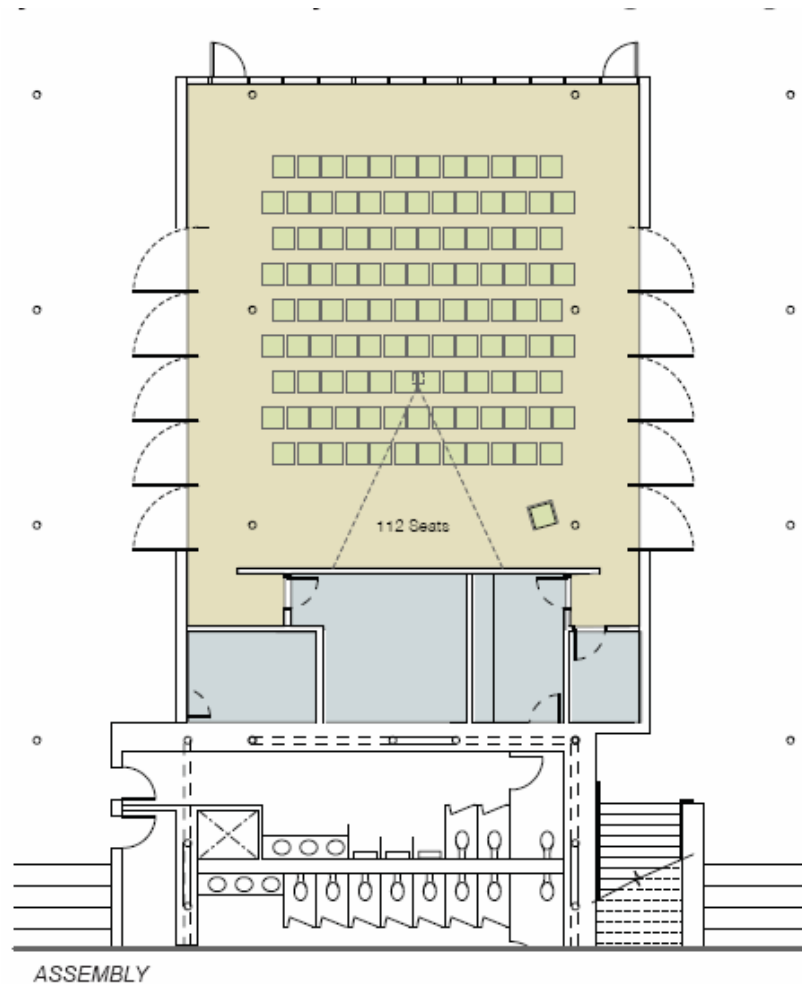
on Center - Option 2



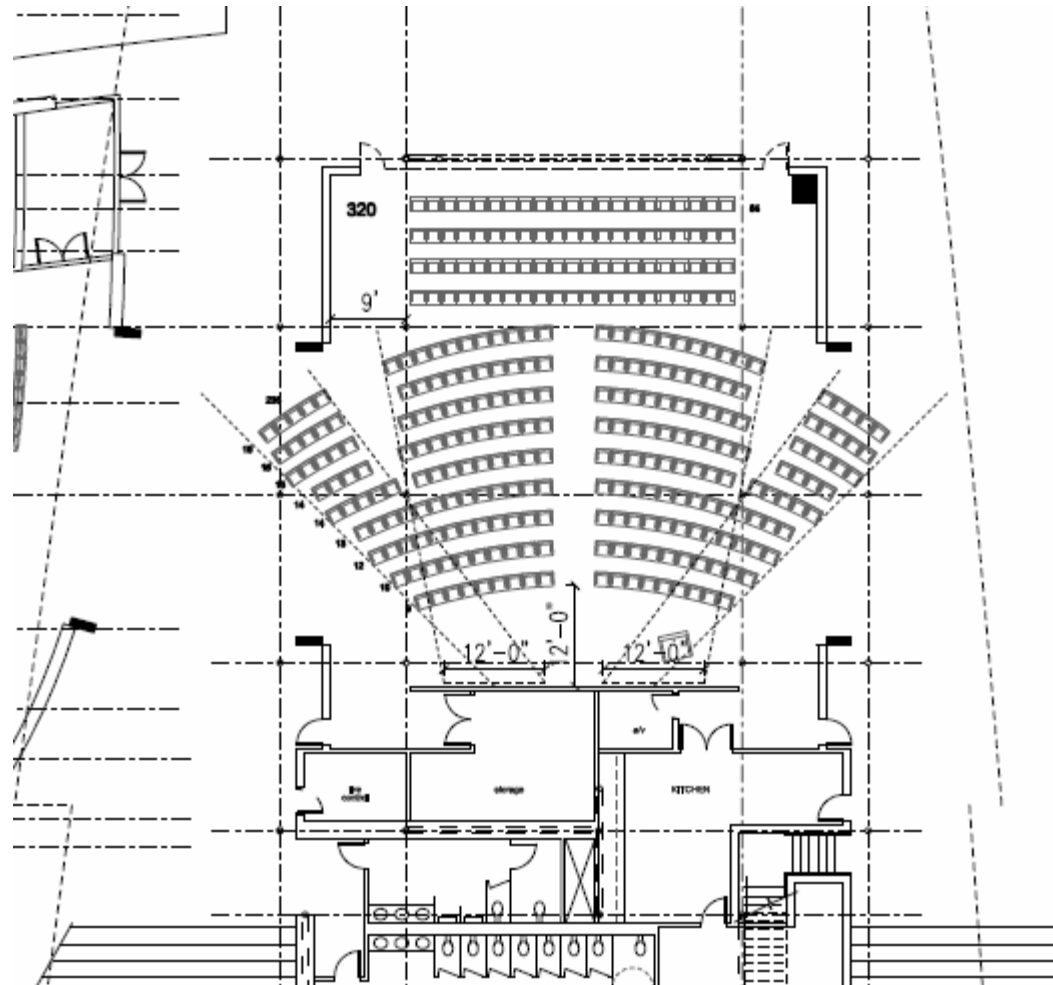
# Community Room

- Design Competition: Called out via reference from Needs Assessment as:
  - Seating for 150 (diagram shows 112 assembly-style)
  - Catering Kitchen
  - Good for A-V, good storage
- Concept Plan:
  - Same
- Schematic Design:
  - Same for now, but request of Library Board of Trustees to expand to accommodate up to 300 persons (assembly style) =
    - Change in SF from 1,974 SF to 3,805 SF (275 persons).

# Community Room - 112



# Community Room - 300



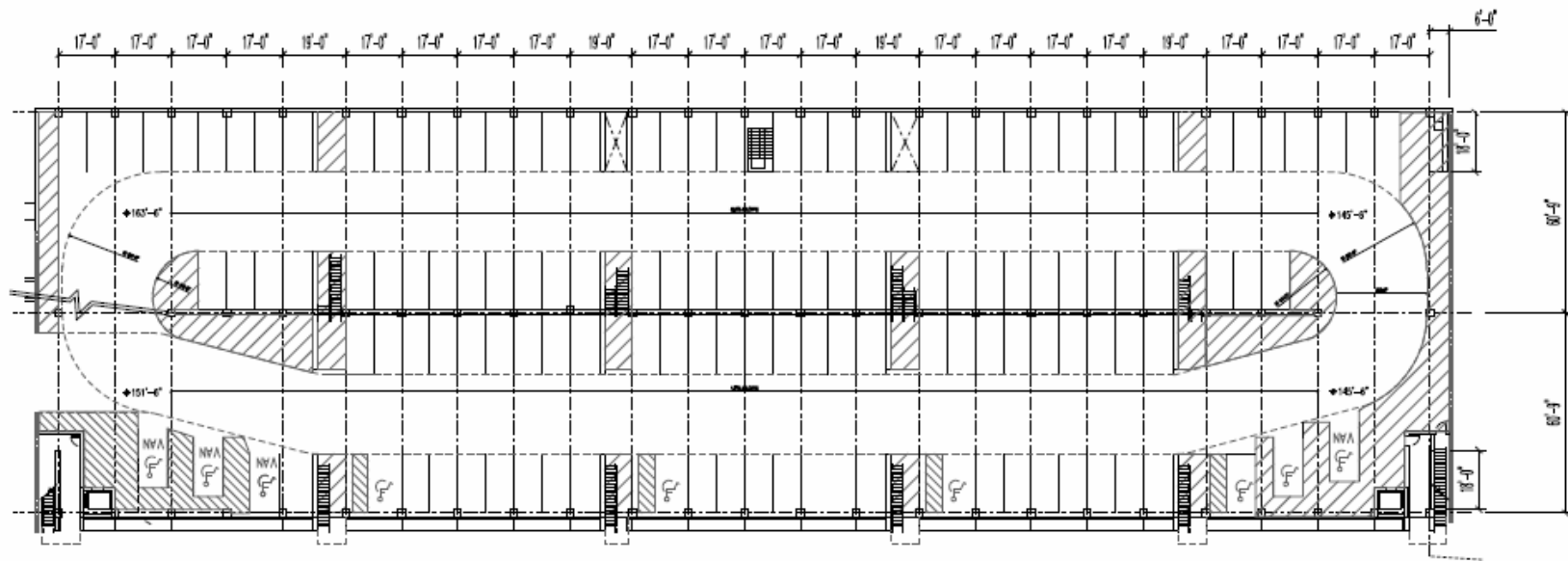
# Net Changes

- City Office Building:
  - Down 2,900 SF
- Dedicated EOC:
  - None before, so net addition of 4,882 SF
- Library Addition:
  - Down 2,000 SF
- Community Room:
  - Not yet agreed to, but net add 1,831 SF
- Resultant Change = +1,813 SF

# Civic Center – Significant Changes

- The Parking Structure
  - Design Competition asked for 450 Spaces:
    - 350 for City Office Building, Council Chambers, Community Room, park use; and
    - 100 for Library.
  - Concept Plan = 450 Spaces in a part-subsurface cast-in-place, post tensioned structure.
    - Had a top Trellis (\$2.12 million est)
  - Schematic Design:
    - Deletes top Trellis BUT
    - Sinks Parking Structure further into the ground to retain same light, glare and view protection as trellis.

# Parking Structure



# Civic Center – Significant Changes

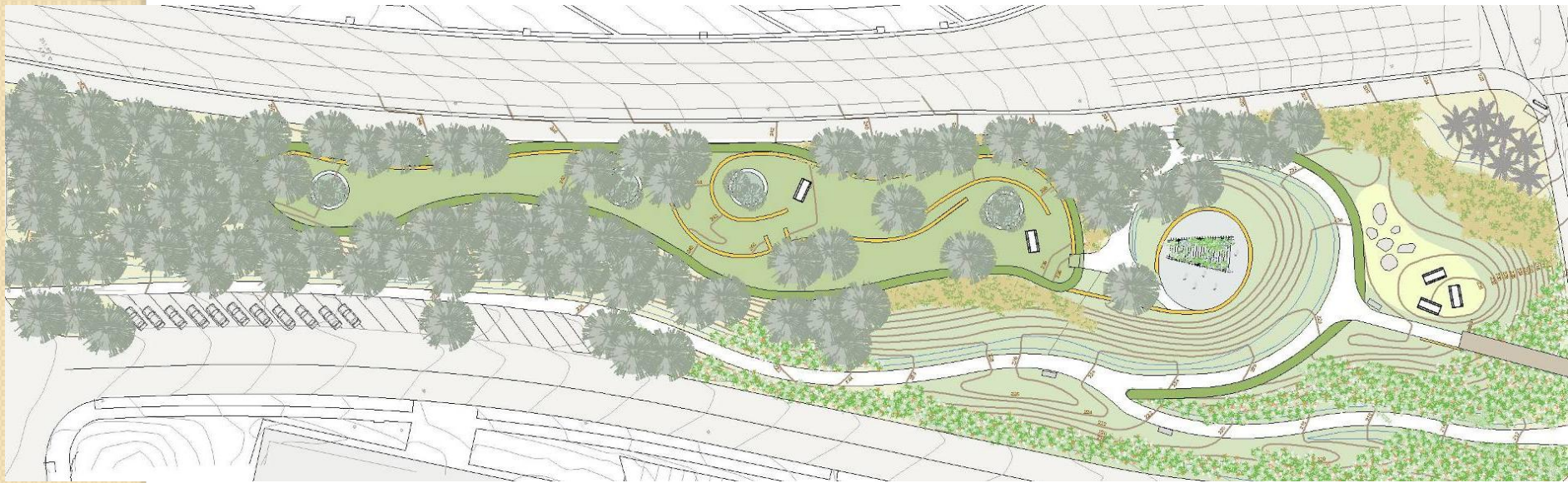
- The North Park (146,857 SF or 3.37 acres)
  - Design Competition's parameters said:
    - The southernmost meadow area of the Central Parcel and the 3-acre North Parcel shall have park amenities such as restrooms, a tot lot, picnic and seating areas (including a softscape amphitheater, if appropriate), drinking fountains, and an ADA-accessible path (the latter being around all or part of the 20-acre master plan area).
    - Both parcels shall be integrated as portions of the same Newport Center Park.
    - They shall have activity-oriented facilities but not any organized sports fields.



# Civic Center – Significant Changes

- The North Park (146,857 SF or 3.37 acres)
  - Concept Plan:
    - Included a 0.4-acre dog park
    - Trellis and Belvedere
  - Schematic Design:
    - Includes a 0.55-acre dog park, more linear
    - Smaller trellis, softer Belvedere

# The North Park



# Civic Center – Significant Changes

- The Central-South Park (504,086 SF or 11.6 acres)
  - Concept Plan:
    - Included a protected wetlands, Civic Green, view point, three small bridges over wetlands;
    - No tot lot
    - Restrooms at Community Room
  - Schematic Design:
    - Same elements as above, but added a Children's Play Area (different from a Tot Lot)
    - Added places for art, picnic tables, drinking fountains, more detail from Concept.

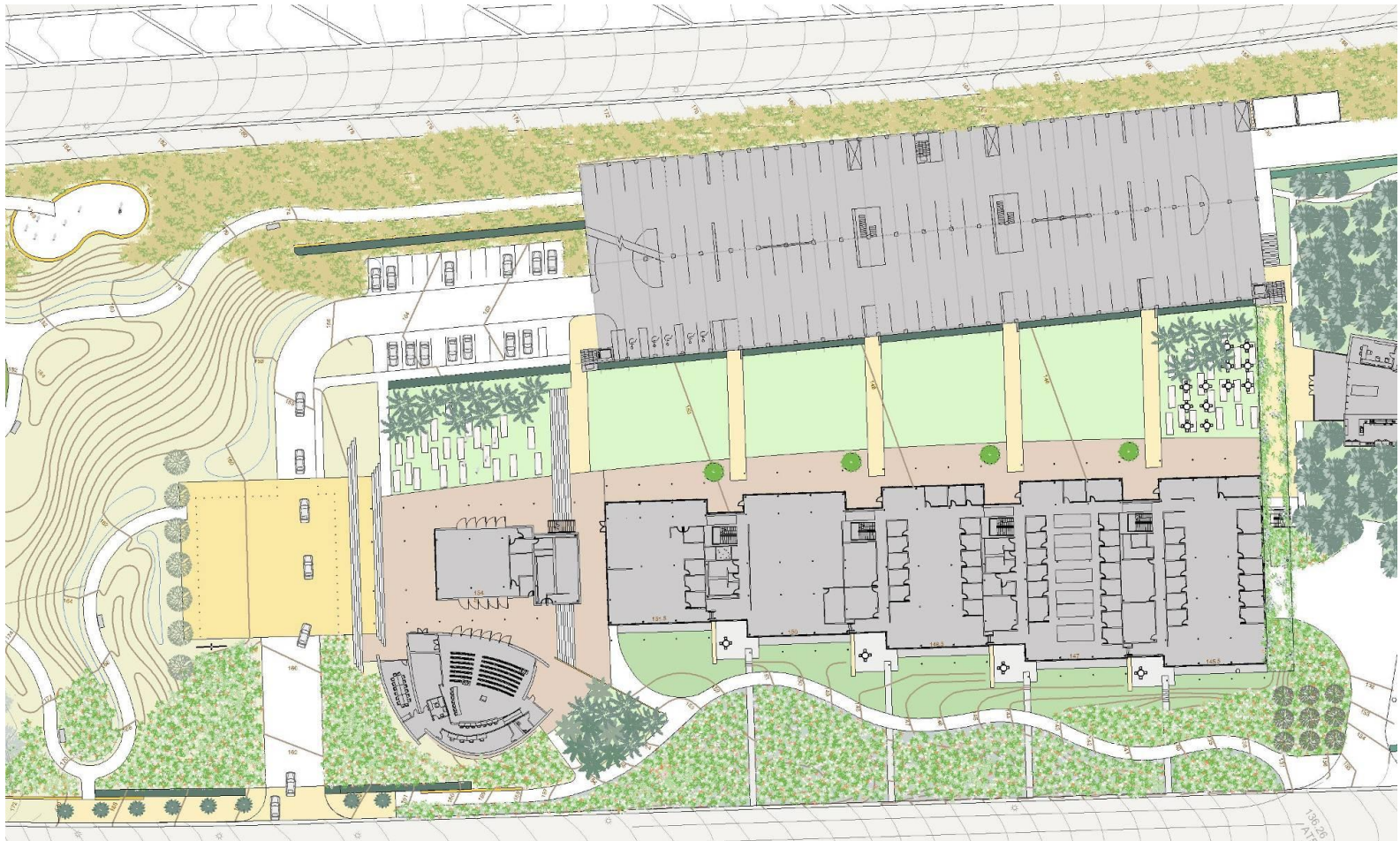


# Central Portion of Central-South





# South Portion of Central-South



# About SF and Savings

Why 1 SF Reduction in Size < \$500 Reduction in Cost		
	This Project	Assume \$500/SF & Delete 10,000 SF
- Site Preparation	9.6%	1 SF = 0.01 Unit
- Structural	18.9%	1 SF = 0.2 Unit
- Finishings	25.5%	1 SF = 0.3 Unit
- Mechanical	14.8%	1 SF = 0.2 Unit
- Soft Costs - Design and CM	18.7%	1 SF = 1 Unit
- Soft Costs - Contingency, Escalation	12.5%	1 SF = 1 Unit
	100.0%	Ave = 25-30%